



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: JUNE 21, 2012
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on June 28, 2012. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

PA-87-10 A1 2070 Newport Boulevard

Amend Conditional Use Permit PA-87-10 to allow for the following upgrades to the existing Holiday Inn Express: (1) façade remodel; (2) convert outdoor sundeck on the third floor into a meeting room and exercise room (687 sq. ft.); (3) create a new 1,653 sq. ft. pool area at the northeast corner of the property with proposed pool hours of 10:00 AM to 9:00 PM; (4) renovate the existing lobby; (5) and construct an eight-foot high block wall around the new pool area.

Approved, subject to conditions.

Comments received: One opposed.

ZA-12-15 1599 Superior Avenue, Unit A3

Minor conditional use permit to allow a 2,157 square-foot personal training studio in an industrial zone with a deviation from shared parking requirements due to unique operational characteristics. The proposal includes a maximum of four people in the suite at any one time including two trainers and two clients.

Approved, subject to conditions.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

June 21, 2012

Pacific Coast Hospitality, LLC
Attn: Narendra B. Patel, Managing Member
12 Buellton
Irvine, CA 92602

**RE: PLANNING APPLICATION AMENDMENT PA-87-10 A1
MINOR CONDITIONAL USE PERMIT FOR INTERIOR AND EXTERIOR
MODIFICATIONS FOR HOLIDAY INN EXPRESS COSTA MESA
2070 NEWPORT BOULEVARD, COSTA MESA**

Dear Mr. Patel:

Staff's review of your application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5 p.m. on June 28, 2012, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Applicant's Project Description Letter
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

- The property is located on the east side of Newport Boulevard, south of 21st Street, and contains a three-story, 60-unit hotel (Holiday Inn Express) originally approved by Planning Commission in February, 1987 (Planning Application PA-87-10). At the time the project was originally approved, the property was zoned C2 (General Commercial) and had a General Plan Land Use Designation of Neighborhood Commercial. Currently, the property is zoned R2-MD (Multiple Family Residential, Medium Density) and has a General Plan Designation of Medium Density Residential. As a result, the existing development is legal nonconforming.
- The applicant is requesting approval to make the following modifications/upgrades to the property:
 - Update the building exterior to provide a more upscale and modern appearance;
 - Add a swimming pool at the rear of the property, which will result in the loss of 4 on-site parking spaces;
 - Enclose the existing 600 square foot sun deck and convert it into a fitness room and meeting room;
 - Various other interior alterations to the lobby and other interior public areas that does not increase the overall square footage of the building or increase the number of existing rooms (60).

Although the existing use is legal nonconforming under the R2-MD zoning designation and Medium Density Residential land use designation, General Plan Land Use Objective LU-1E allows additions/expansions to existing hotels or motels as long as the overall number of rooms is not increased.

Code Section 13-29(p)(1) allows minor amendments to conditional use permits to be approved through a minor conditional use permit.

Staff Justifications for Approval

Staff recommends approval of the minor conditional use permit for the following reasons:

- Even with the reduction of 4 on-site parking spaces, the overall number of parking spaces exceeds code requirements. Under Code, one parking space for every two rooms is required for hotels, plus 10 parking spaces for every 1,000 square feet for restaurants, banquet rooms, meeting rooms, and kitchens. For this facility, only a 600 square foot meeting room is proposed, resulting in a parking requirement of 36 parking spaces (30 parking spaces for the 60 rooms proposed, with six spaces for the meeting room, a surplus of 22 parking spaces). Therefore, the number of on-site parking spaces is in excess of code requirements.

- The enclosure of the 600 square foot sun deck will result in a minimal increase in floor area for the existing hotel. Existing building area totals 32,992 square feet, excluding the underground parking garage; 33,592 square feet is proposed - a .02% increase in floor area.
- Noise impacts to residential uses will be minimized because the applicant will be required to increase the height of the existing block wall at the rear of the property to eight feet to address any impacts to adjacent residential properties. In addition to the increased wall height, a condition of approval has also been incorporated requiring the existing landscape planter at the rear of the property to be densely planted and to retain the existing mature trees. While this landscape area will not buffer noise as effectively as the existing block wall, it will also provide an effective visual barrier from the abutting residences; therefore, minimizing adverse impacts to the adjacent residences. Additionally, a condition of approval has been incorporated requiring the hours of operation for the pool shall be between 10:00 am to 9:00 pm, seven days a week.
- The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the general plan designation for the property. Specifically, staff does not anticipate any parking impacts because the parking exceeds code requirements. The enclosure of the 600 square foot sun deck will result in a minimal increase in floor area for the existing hotel. Noise impacts to residential uses will be minimized because the applicant will be required to increase the height of the existing block wall at the rear of the property to eight feet to address any impacts to adjacent residential properties. The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact surrounding uses.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 1. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 2. Safety and compatibility of the design of the buildings, and other site features including functional aspects of the site development such as

automobile and pedestrian circulation have been considered.

3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The uses shall be limited to the type of operation as described in the staff report and conditions of approval. Any change in the operational characteristics of any use including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment subject to approval by the Zoning Administrator.
 2. All applicable conditions of approval, code requirements, and special district requirements for PA-87-10 shall continue to be complied with.
 3. Hours of operation for the pool shall be between 10:00 am to 9:00 pm, seven days a week.
 4. If parking shortages or other parking-related problems arise, the business operator shall institute whatever reasonable operational measures necessary to minimize or eliminate the problem.
 5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever reasonable security and operational measures are necessary to comply with this requirement.
 6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 7. The conditions of approval for PA-87-10 A1 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 8. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
 9. The applicant shall increase the height of the existing block wall at the rear of the property to 8 feet in height to address any impacts to adjacent residential properties.
 10. The existing landscape planter at the rear of the property shall be densely planted in order to provide an additional buffer for the residential properties, subject to review and approval by the Planning Division.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
 2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
 4. Street address shall be visible from the public street and shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
 5. Parking stalls shall be double-striped in accordance with City standards
 6. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis. This requirement shall be completed under the direction of the Planning Division.
 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
- Bus.
10. All contractors and subcontractors must have valid business licenses to do

- Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- Bldg. 11. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
12. Handicap accessible parking striping shall be located on the passenger side.
- Eng. 13. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
- Trans. 14. Provide dimensions for on-site parking spaces per current code requirements.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the district.
- Bldg. 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Pacific Coast Hospitality, LLC
dba Holiday Inn Express Costa Mesa

2070 Newport Blvd
Costa Mesa, CA 92667
Phone: 714-745-6594
Fax: 714-242-7311

April 20, 2012

Melvin E. Lee, AICP
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Dear Melvin:

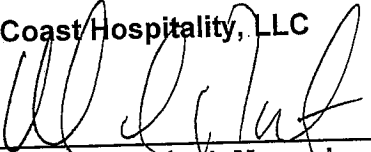
As discussed during my meeting with you and Claire Flynn on March 6th, we would like to apply for a Minor Conditional Use Permit for the Holiday Inn Express Hotel. We would like to modify the property as follows: i) change the façade of the building so that it is more contemporary and upscale, ii) add a pool to the back of the building, iii) enclose the sundeck, which would then be converted to a fitness center and possibly a small conference room, and iv) renovate the lobby to make more modern without adding new square footage.

The above changes are required by Intercontinental Hotels Group (IHG) -- the franchisor for the Holiday Inn Express franchise. Without these changes, we will not be allowed to renew our franchise for another ten (10) years.

We do not believe the above changes will be materially detrimental to other properties in the same area. In fact, we believe these changes will only enhance the look of Newport Blvd.

Pacific Coast Hospitality, LLC

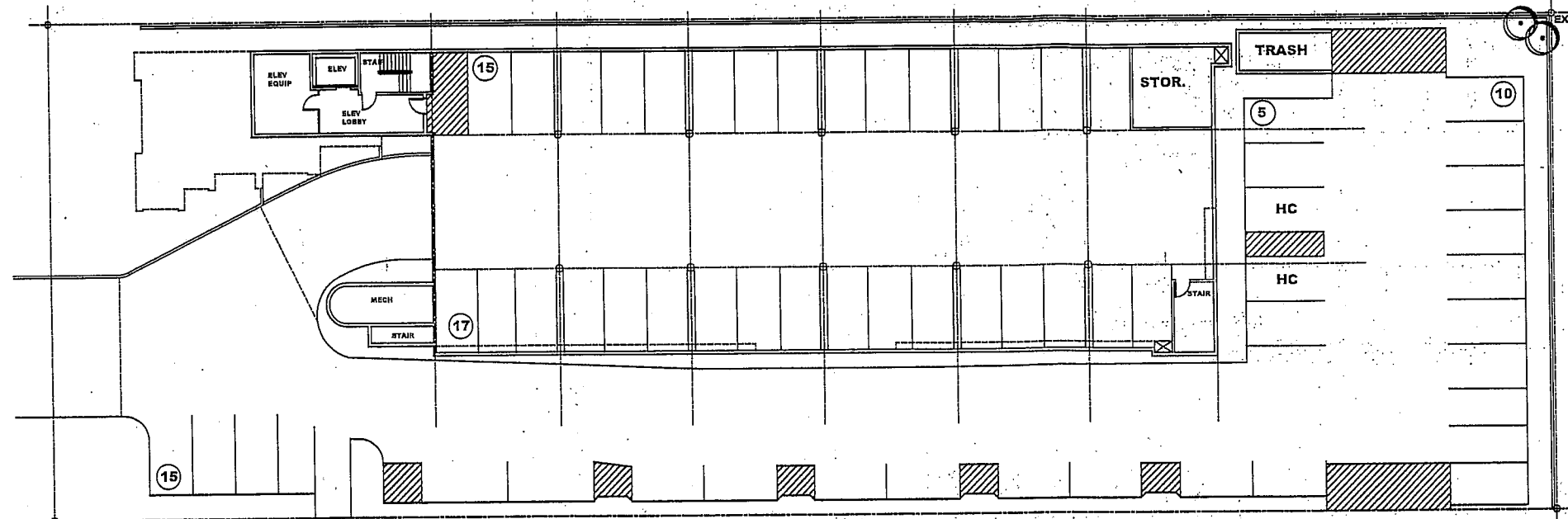
By: _____


**Narendra B. Patel, Managing
Member**

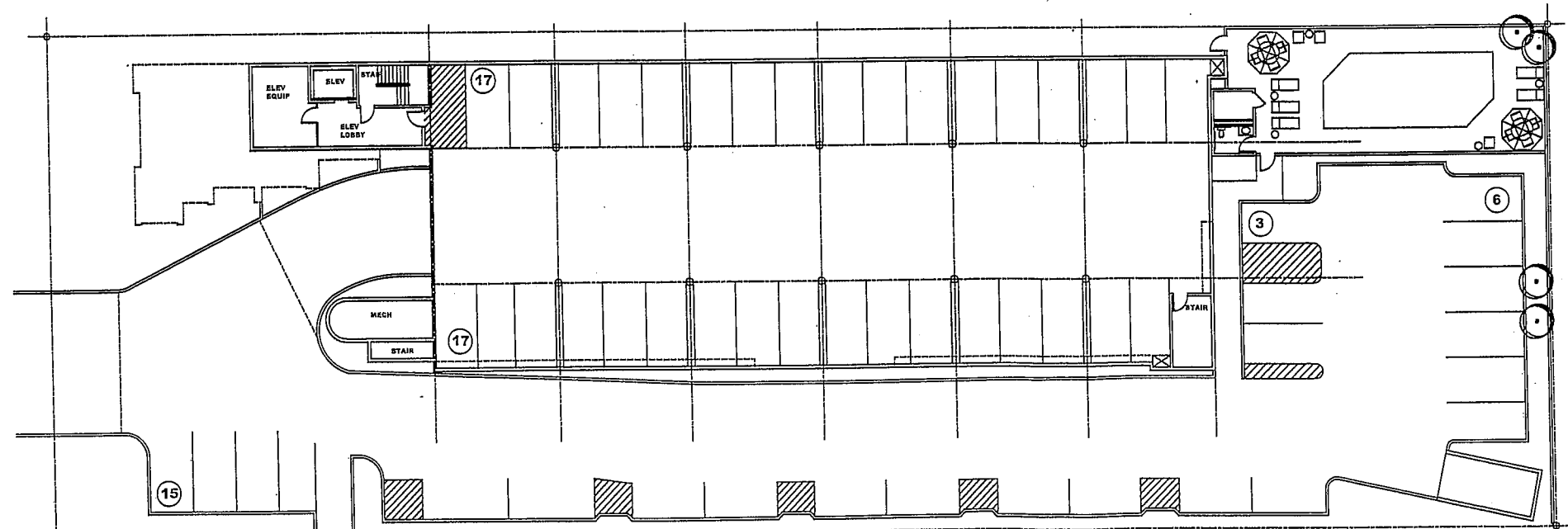




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01 EXISTING PARKING PLAN
SCALE: 1/16" = 1'-0"




02 NEW PARKING PLAN
SCALE: 1/16" = 1'-0"

PARKING

EXISTING PARKING COUNT:	
GARAGE	32 CARS
SURFACE	30 CARS
TOTAL	62 CARS
REVISED PARKING COUNT WITH POOL:	
GARAGE	34 CARS
SURFACE	24 CARS
TOTAL	58 CARS

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 1225-87-10 A1
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY MEL/WBK DATE 6/21/12



Algieri Design &
Purchasing Services, Inc.

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972.618.1100 - VOICE
972.618.1103 - FAX

GENERAL NOTES

THESE DRAWINGS HEREIN MUST BE USED FOR DESIGN INTENT ONLY AND MUST BE FULLY COORDINATED WITH ALL OF THE DRAWINGS.

ALL DIMENSIONS SHOWN HEREIN ARE FOR DESIGN INTENT ONLY AND MUST BE FULLY MEASURED ON SITE AND COORDINATED WITH ALL OF THE DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE MATERIALS, FINISHES, AND FIXTURE SCHEDULES PROVIDED BY ACS.

ALL MECHANICAL, ELECTRICAL, PLUMBING REFERENCES ARE TO BE FULLY COORDINATED AND READ IN CONJUNCTION WITH DRAWINGS.

ALL LIGHTING SPECIFICATIONS, DETAILS AND FIXTURES TO BE FULLY COORDINATED WITH DRAWINGS.

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THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.

ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

NOTE: All Federal, State, and Local codes, ordinances, and restrictions take precedence over any part of these plans which may conflict with same, and must be strictly obeyed and followed before and during construction.

PROJECT LOCATION/CLIENT:

COSTA MESA

CALIFORNIA

HOLIDAY INN EXPRESS

SEAL & SIGNATURE:

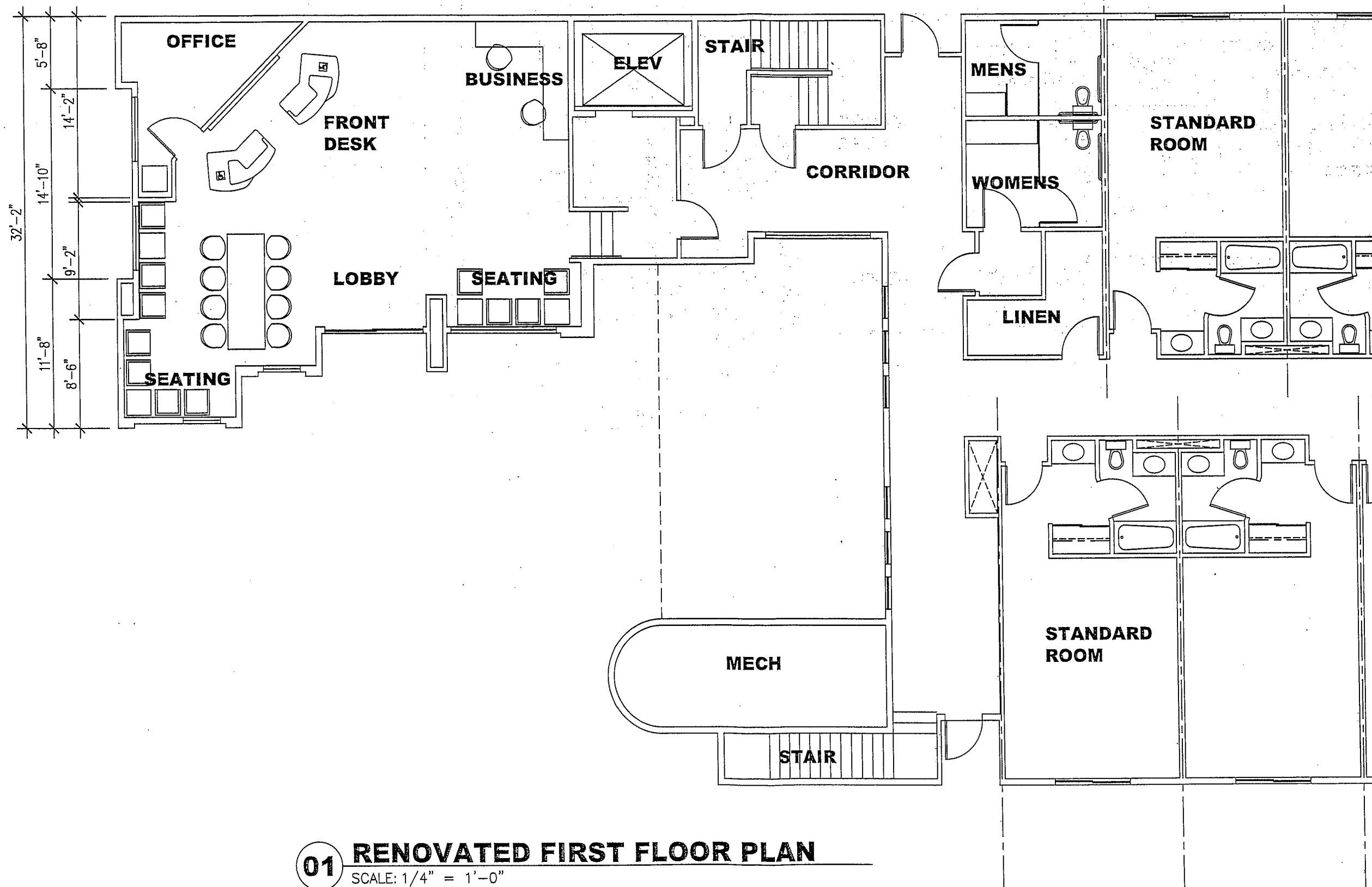
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PARKING PLAN

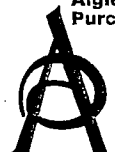
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DRAWN BY: JBC
CHECKED BY: ALG
DRAWING NO:

ID-001

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01 RENOVATED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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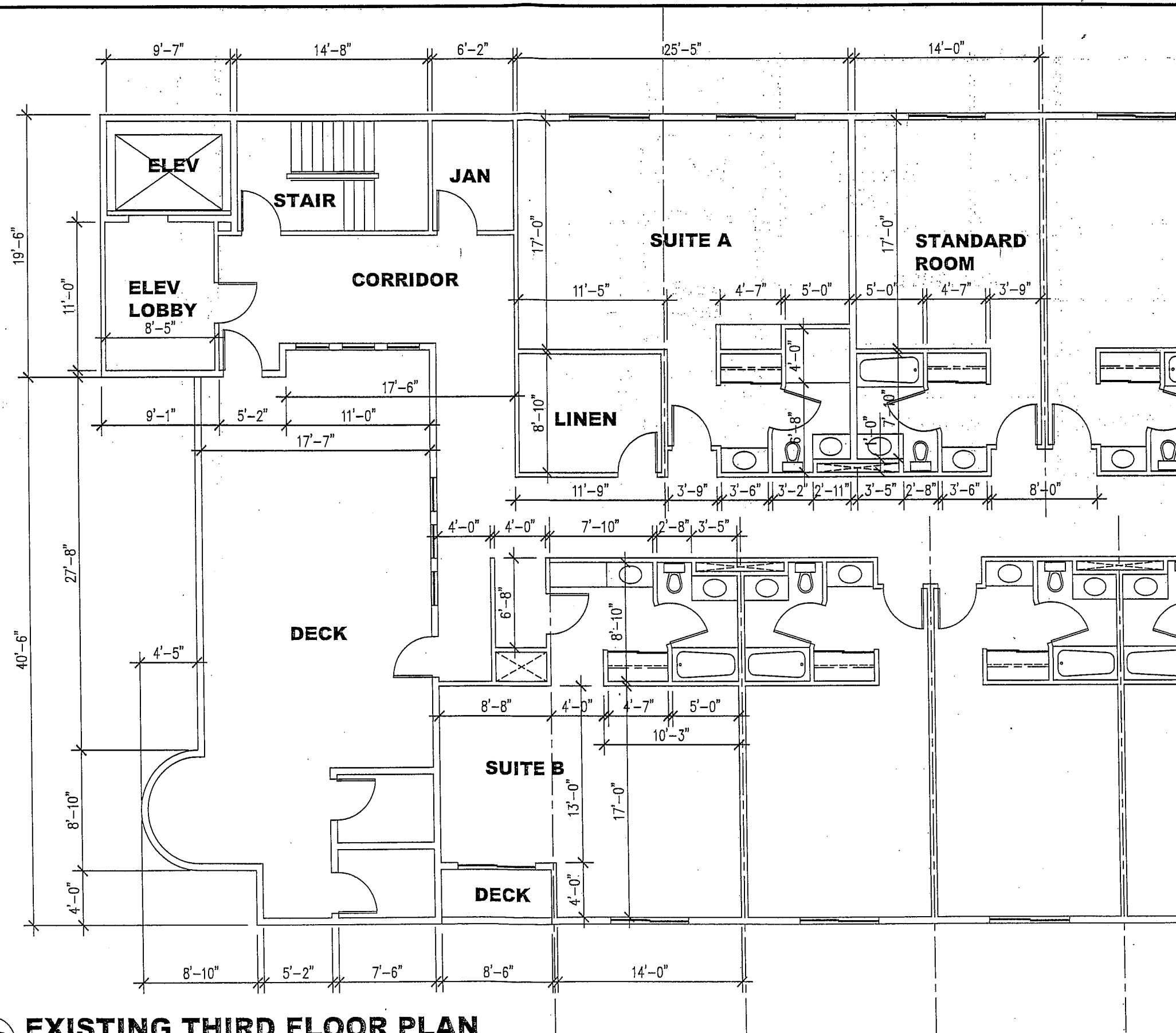
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FIRST FLOOR PLAN

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03 EXISTING THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



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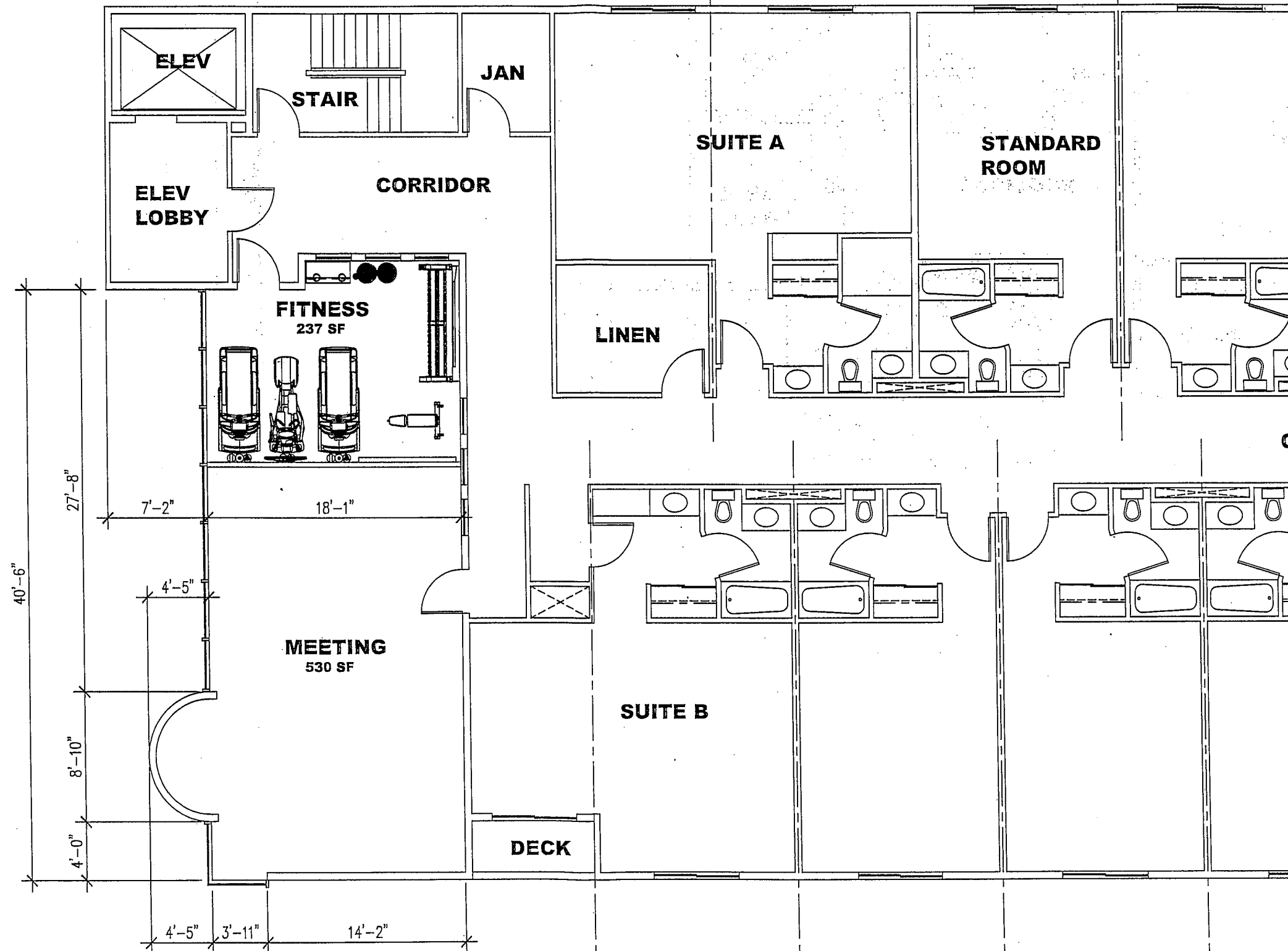
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THIRD FLOOR PLAN

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CHECKED BY: ALG
DRAWING NO:

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03 RENOVATED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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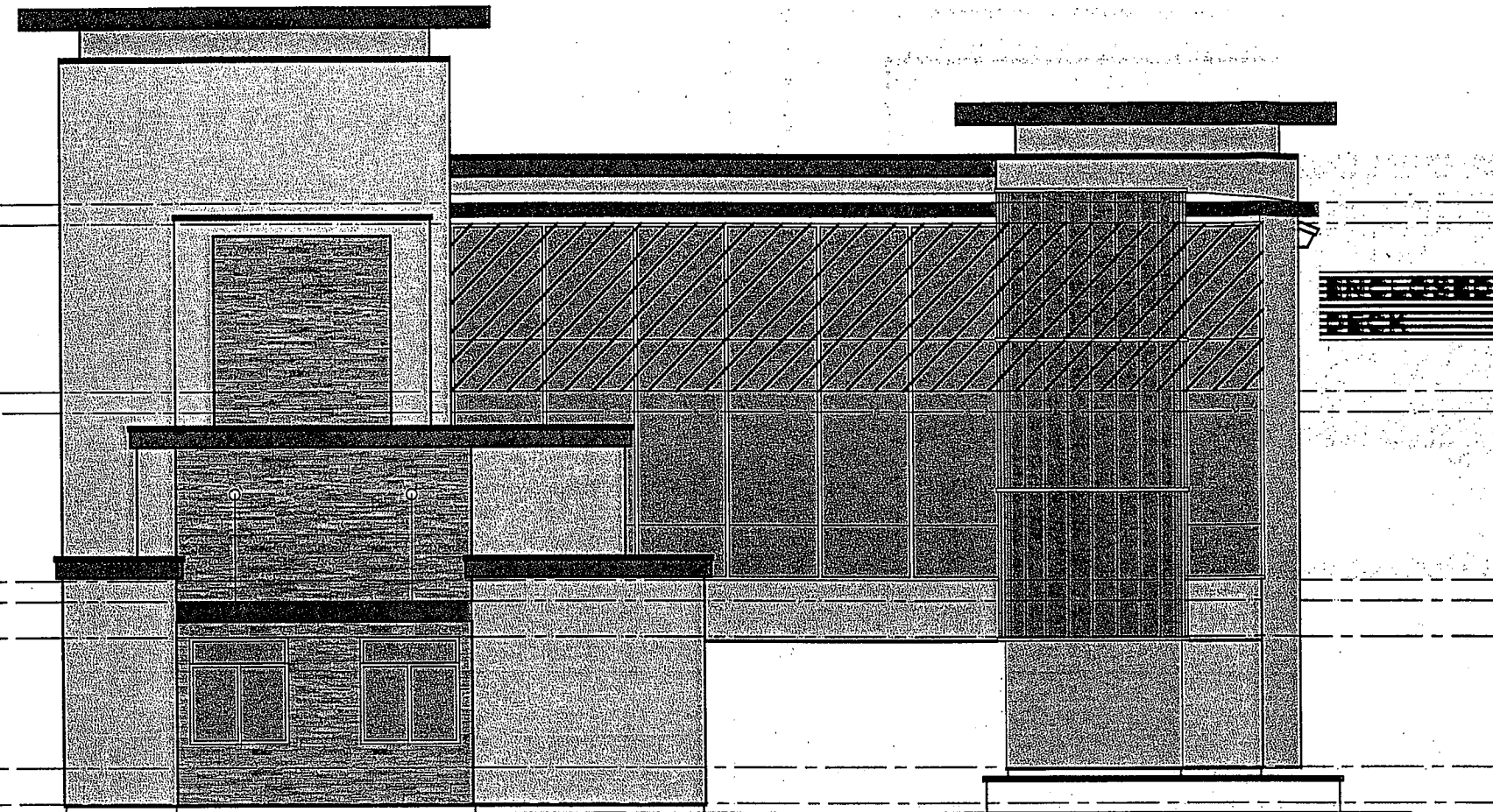
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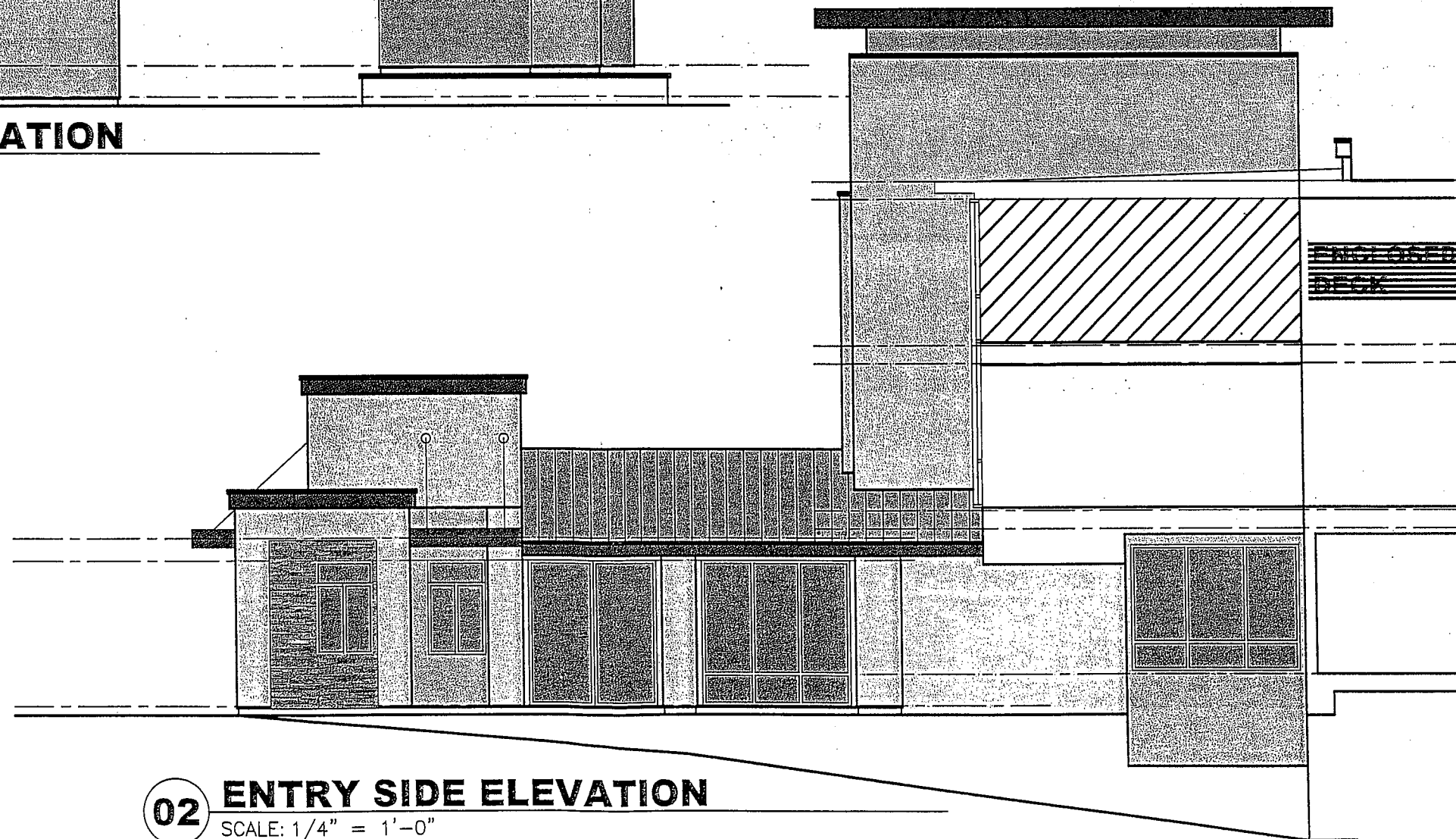
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DRAWING NO:

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01 ENTRY FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 ENTRY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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ALL MECHANICAL, ELECTRICAL, PLUMBING REFERENCES ARE TO BE FULLY COORDINATED AND READ IN CONJUNCTION WITH DRAWINGS.
ALL LIGHTING SPECIFICATIONS, DETAILS AND FIXTURES TO BE FULLY COORDINATED WITH DRAWINGS.
ALL CEILING HEIGHTS SHOWN HEREIN ARE REFERENCED FROM TOP OF LEVELLED CONCRETE SLAB.
ALL MILLWORK AND PLUMBING FIXTURE DIMENSIONS SHOWN HEREIN ARE REFERENCED FROM TOP OF FINISHED FLOOR.
THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO COMMENCING WORK.
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
NOTE: All Federal, State, and Local codes, ordinances, and regulations take precedence over any part of these plans which may conflict with same, and must be strictly obeyed and followed before and during construction.

PROJECT LOCATION/CLIENT:

COSTA MESA

CALIFORNIA

HOLIDAY INN EXPRESS

SEAL & SIGNATURE:

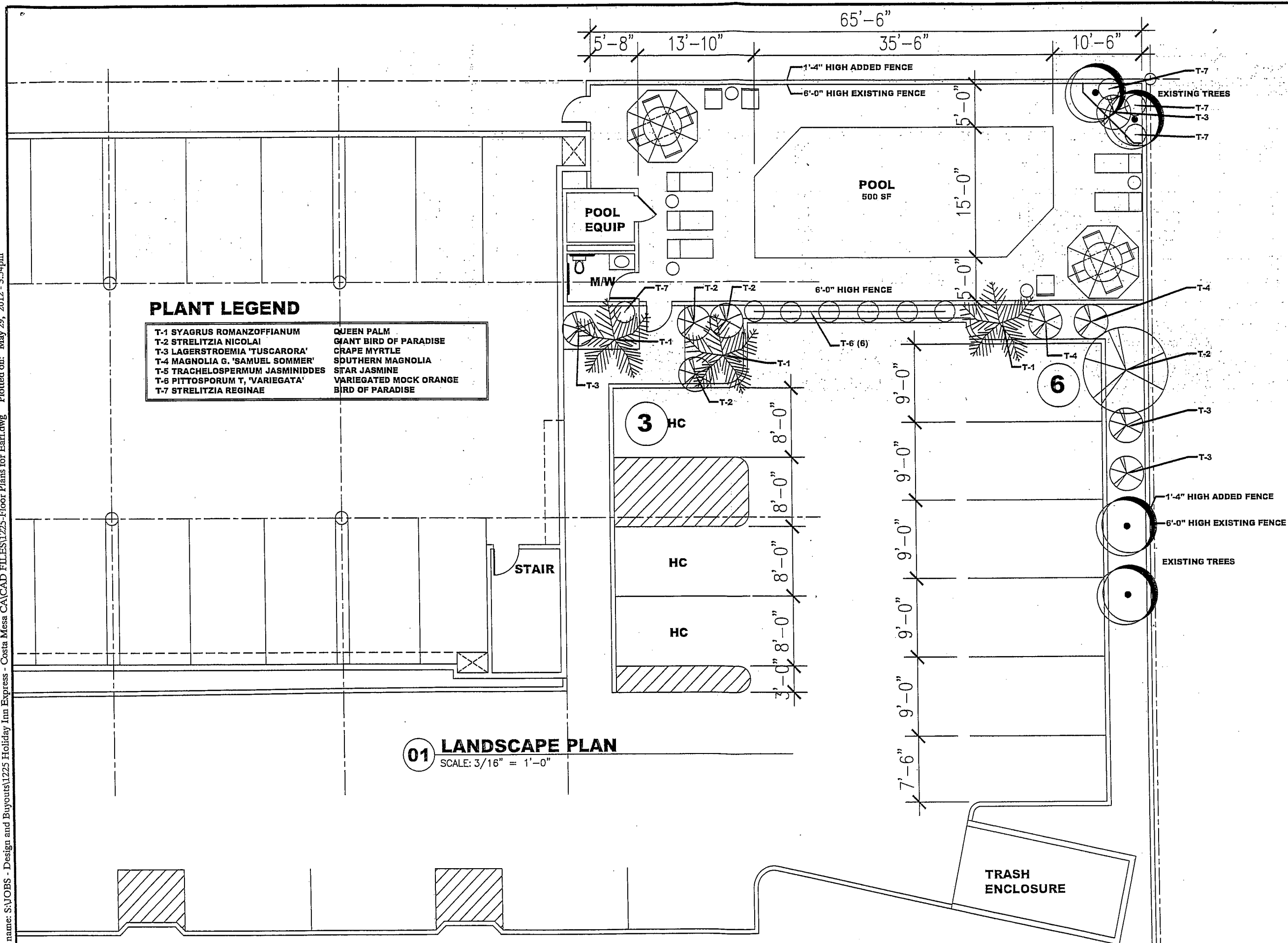
REVISIONS	DATE
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SHEET TITLE:
**ENTRY
FRONT ELEVATION**

DATE: 05/25/2012
ISSUED FOR: DESIGN
PROJECT NO. 1225
DRAWN BY: JBC
CHECKED BY: ALG
DRAWING NO:

ID-201

Drawing name: S:\IOBS - Design and Buyouts\1225 Holiday Inn Express - Co



**Algiers Design &
Purchasing Services, Inc.**

**"Profit Enhancing Design-Build Services
For The Hospitality Industry"**

972.618.1100 - VOICE
972.618.1103 - FAX

GENERAL NOTES

THESE DRAWINGS HEREIN MUST BE USED FOR DESIGN
INTENT ONLY AND MUST BE FULLY COORDINATED
WITH ALL OF THE DRAWINGS.

ALL DIMENSIONS SHOWN HEREIN ARE FOR DESIGN INTENT ONLY AND MUST BE FULLY MEASURED ON SITE AND COORDINATED WITH ALL OF THE DRAWINGS.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION
WITH THE MATERIALS, FINISHES, AND FIXTURE
SCHEDULES PROVIDED BY ACS.

ALL MECHANICAL, ELECTRICAL, PLUMBING
REFERENCES ARE TO BE FULLY COORDINATED AND
READ IN CONJUNCTION WITH DRAWINGS.

ALL LIGHTING SPECIFICATIONS, DETAILS AND FIXTURE
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PROJECT LOCATION/CLIENT:

COSTA MESA

CALIFORNIA

HOLIDAY INN EXPRESS

SEAL & SIGNATURE:

[illegible]

SHEET TITLE:
LANDSCAPE PLANS

DATE:	05/25/2012
ISSUED FOR:	DESIGN
PROJECT NO.	1225
DRAWN BY:	JBC
CHECKED BY:	ALG
DRAWING NO:	

ID-002

Received
City of Costa Mesa
Development Services Department

JUN 18 2012

Costa Mesa Planning Commission
City Hall, Planning
77 Fair Dr. Costa Mesa, Ca.

George Bingo
18281 Francisco Dr.
Villa Park, Ca. 92861
June 15, 2012

(914) 633-0151

Subject: Application No. PA-87-10 A1
2070 Newport Blvd., Costa Mesa, Ca.

I am opposed to the construction of the swimming pool as stated in the above application for the following reasons.

1. The resultant noise from the activities will disturb my tenants near the east end of the property where the pool will be located. My units are two stories high and noise conveyed to them are much louder than at ground level.
2. The existence of a pool next to my rentals will make it more difficult to rent because of the noisy activities.
3. I have owned my rentals for over 25 years and have considerable investment in them. The above reasons will have a detrimental effect on the value of my property.

Yours truly,

George Bingo
George Bingo

P.S. One of my units is only about 6 ft. from the property line where the proposed pool will be located.

G.B.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

June 21, 2012

Jennifer dos Santos
820 Irvine Avenue, Apt. T202
Newport Beach, CA 92663

**RE: ZONING APPLICATION ZA-12-15
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM
SHARED PARKING FOR A PROPOSED PHYSICAL FITNESS FACILITY IN A
2,157 SQ. FT. TENANT SPACE
1599 SUPERIOR AVENUE, UNIT A-3, COSTA MESA**

Dear Ms. dos Santos:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5 p.m. on June 28, 2012, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or at mel.lee@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
Findings
Conditions of Approval, Code Requirements, and Special District Requirements
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

Olen Commercial Realty Corp.
7 Corporate Plaza
Newport Beach, CA 92660

PROJECT DESCRIPTION

- The property is located on the southwest corner of West 16th Street and Superior Avenue and contains a 68,000 square-foot multiple tenant industrial building complex originally constructed in the 1970's. The property is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial.
- The applicant requests approval of a minor conditional use permit (MCUP) to allow a reduction in the amount of required parking for the proposed use.
- This application is to use 2,157 square-foot space for a physical fitness facility (Equilibrium Personal Training Studio). The proposed use consists of the following:
 - An approximately 1,100 square-foot central work out area with weight and cardio machines and a 1,057 square feet reception/physical assessment space.
 - Proposed hours of operation:
 - Private Classes (two trainers and two clients maximum, 60 minutes maximum each class):
 - Monday through Friday, 7:00 am – 10:00 pm.
 - Saturday, 8:00 am – 12:00 pm.
 - Sunday, closed.
- Approximately 185 on-site parking spaces are provided for the entire property, which complies with the parking requirements for industrial uses per code. For the proposed use, code requires 22 on-site parking spaces; six on-site parking spaces are provided for this use per the previously mentioned industrial parking requirements per code. As a result, the applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements.
- Staff does not anticipate any parking impacts because a maximum of four people will be in the space at any one time as related to the private classes. Additionally, if parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes.
- The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the general plan designation for the property. Specifically, private classes are proposed with two trainers and two clients maximum, 60 minutes maximum each

class, with six on-site parking spaces allocated to the suite. Additionally, if parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 2. Safety and compatibility of the design of the buildings, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter. The business operation shall be limited to the following:
- Private Classes (two trainers and two clients maximum, 60 minutes (one hour) maximum each class).
2. If parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of or eliminating scheduled group classes.
 3. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | | |
|--------------|----|---|
| Plng. | 1. | Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application. |
| | 2. | Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| | 3. | Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to industrial development standards. |
| | 4. | Parking stalls shall be double-striped in accordance with City standards. |
| Bldg. | 5. | Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. |
| Bus.
Lic. | 6. | All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. |
| | 7. | Business license(s) shall be obtained prior to the initiation the business. |
| Eng. | 8. | For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater. |
| Trans. | 9. | Fulfill mitigation of off-site traffic impacts <u>at the time of building occupancy</u> by submitting the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is |

calculated based upon the average daily trip generation rate of 63 net trip ends for the proposed use and includes credits for existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$3,620.00.
NOTE: The Traffic Impact Fee will be recalculated at the time of occupancy of the building based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

The requirement of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 4. Applicant shall contact the Air Quality Management District 800.288.7664 for potential additional conditions of development or for additional permits required by the district.

May 4, 2012

City of Costa Mesa

Applicant Letter
Equilibrium Personal Training Studio
1599 Superior Avenue, Suite A-3
Costa Mesa, CA 92627

Dear Zoning Administrator,

Equilibrium Personal Training Studio would like to present this Letter of Intent regarding parking spaces and business use at our business address of 1599 Superior Avenue, Suite A-3, Costa Mesa, CA 92627.

Equilibrium Personal Training Studio will provide a one on one VIP personal training service, nutrition, and physical evaluation assessments to our clients. Equilibrium was established to be a very private training facility: a place where people can train away from the crowds of large gyms, and have one on one attention. Clients will receive personalized training routines and nutrition schedules that will be catered towards their goals (example: weight loss and muscle gain). The company's focus will be on helping the client experience body changes in a short time, and showing them their progress through the use of physical evaluations.

Equilibrium will train their clients using gym machine equipment, dumbbells, and cardio machines. This will not be a cross fit gym or a "minimalist" personal training studio that uses ropes and pulleys, but is designed to be a traditional gym without the crowds. There will be a total training warehouse studio of 1,100 square feet to accommodate the many large weight and cardio machines that will be used during the personal training sessions. Also, since this is an upscale VIP training facility, there will be a separate physical assessment room and reception space, totaling to the remaining 1,057 square feet of the building. Thus, the business location totals 2,157 square feet. Attached please find the layout of the space and how it will be used.

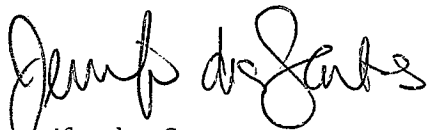
At any one time, Equilibrium would only require four parking spaces. There are only two employees in the company, Andre and Jennifer dos Santos, and the business would have at most four people in the gym at one time (two trainers and two clients). The business hours will be Monday – Friday from 7am-10pm, and on Saturday from 8am-12pm. Each client's training session will last 60 minutes. Most training sessions will take place during "off hours." Training sessions typically take place before work, from 7am-9am, and after work, from 6pm-10pm, or on Saturdays. In addition, since our clients are into a healthy lifestyle, those who live in the large apartment complex close to the studio can ride their bike to their training sessions. Prospective clients will visit the gym by appointment only during a time

that only one trainer and client will be working. If a prospective client drives by the gym and decides to drop in, they will be given a 5 minute tour of the facility, and asked to make an appointment for a free physical assessment and information session about training. (Please see the attached parking summary sheet for further details about the number of parking spaces on and around the property).

The proposed permit for the personal training studio is substantially compatible with uses permitted to businesses in the same complex. Healthy Balance (1599 Superior Ave, Ste B4) has a martial arts use permit, and is a company that does rehabilitation and massage services for the elderly that are injured and have diseases. Meraki Barre (729 W. 16th Street, Ste C5) has a fitness studio use permit. They are a studio that offers group dance fitness classes for large groups. If Equilibrium were granted a personal training use permit, they would not be materially detrimental to either of these properties. Equilibrium is a strictly one on one personal training that consists of lifting weights and doing cardio. Since the business is a different type of training and concept than rehabilitation and group dance fitness classes, the clientele will differ.

In conclusion, though Equilibrium is in a larger space than the typical personal training one on one studios, their number of clients using the gym at any one time will be the same as a small square foot studio. The larger space is simply to accommodate the "style" of training offered (machines and cardio equipment).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Jennifer dos Santos". The signature is fluid and cursive, with the first name being more prominent.

Jennifer dos Santos, owner
Equilibrium Personal Training Studio

Andre dos Santos, owner
Equilibrium Personal Training Studio

Equilibrium Personal Training Studio
Parking Summary
1599 Superior Ave, Suite A-3
Costa Mesa, CA 92627

There are a total of 185 parking spaces (8 of these are handicapped spaces) and 16 street parking spaces at the Newport-Mesa Centre on Superior and 16th Street in Costa Mesa.

Equilibrium Personal Training Studio would only require four parking spaces (two trainers and two clients) at any one time. The business hours will be Monday – Friday from 7am-9pm, and on Saturday from 8am-12pm. However, training sessions typically take place before work, from 7am-9am, and after work, from 6pm-10pm, or on Saturdays. Each client's training session will last 60 minutes. We will ask our clients to park in the parking lot along 16th Street (there are 33 spaces on this side) and enter the business through the "back door" on 16th Street.

The other rehabilitation fitness business, Healthy Balance (1599 Superior Ave, Suite B4) has two different parking lots close to their suite. There are 65 spaces in the two lots to the side and behind of their building.

Meraki Barre (729 W. 16th Street, Suite C5), the group dance fitness class business, is located at the back half (opposite side) of the Newport-Mesa Centre. The lot directly in front of their building has 14 spaces, and the lot behind their building has 29 spaces.

Chart of parking spaces in Newport-Mesa Center:

	Wed 5/2/12	Thursday 5/3/12	Thursday 5/3/12
Occupied Spaces	87	52	64
Vacant Spaces	98	133	121
Occupied Street Spaces	5	5	5
Vacant Street Spaces	11	11	11
Time of Day	1:00 PM	8:20 AM	2:20 PM

Application # ZA-12-015

Surrounding Suites in Newport Mesa Centre

Equilibrium Personal Training Studio

1599 Superior Ave, Suite A-3

Costa Mesa, CA 92627

Jennifer dos Santos

949-633-3519

1599 Superior Ave

Suite	Square Footage	Business Name	Type of Business
A1	3,000	Care 2 Medical Products	Medical Products
A2	2,157	The MetalZ Group	Metal Products
A3	2,157	Empty (Proposed Equilibrium)	Empty (Proposed Personal Training Studio)
A4	3,000	Seadream, Inc	Boat Finance and Insurance
A5	900	A-Superior Sandwich	Sandwich Shop
B1	1,600	Noah Fine Art	Fine Art Gallery
B2	1,100	Little Doggie Digs	Small Dog Boarding and Day Care
B3	1,600	Empty	Empty
B4	1,600	Healthy Balance	Personal Rehabilitation Training
B5	1,100	Lasting Impression	Architecture and Planning
B6	1,100	David L Stokesbary MD	Orthapedic Surgery
B7	1,600	Lido Electronic Doors Inc	Garage Doors Contractors
B8	1,600	Purl	Yarn, or marketing and advertising
B9	1,100	Stance Works California	Clothing
B10	1,600	Empty	Empty

25,214

25	x 1000
51	x2 (Required Stalls)

68,100 SF

Total Square Feet of Newport Mesa Centre

137	Total Required Stalls	16 Street Parking
185	Total Provided Stalls	
48	Surplus Stalls	64 Surplus Stall + Street Parking

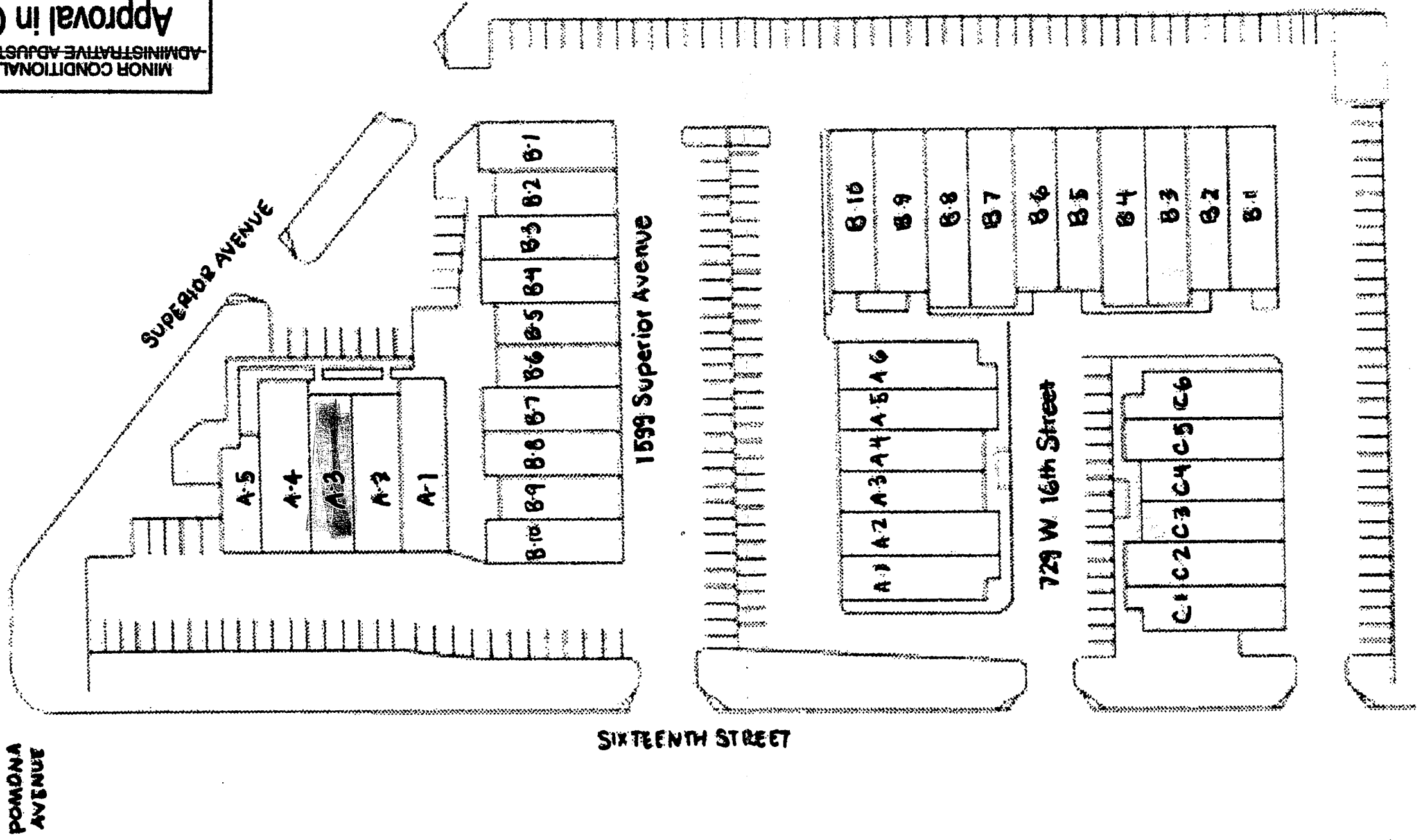
729 W 16th Street

Suite	Square Footage	Business Name	Type of Business
A1	2,000	Wpo Business Solutions	Office
A2	3000	Performance Marine	Marine Electronics
A3	1,800	University Graphix	Office/Graphics store
A4	1,773	Collaborative Media LLC	Home Security/Communications
A5	3,000	Starbright Creations	Embroidery
A6	2000		
B1	1,846	Balboa Composites	Composite board products, woodboard
B2	1,846	Empty	Empty
B3	2,153	California Eductl Conslt Group	Educational consultant
B4	2,153	Galeos Café	Salad Dressings
B5	1100	Galeos Café	Salad Dressings
B6	1100	Newport Beach Yacht Service	Services
B7	2,153	Newport Beach Auto Gallery	Office for cars sales
B8	2153		
B9	2,500	Age in Reverse Inc	Fitness equipment and supplies
B10	2435		
C1	2000	Audioscience Inc	Computer peripheral equipment
C2	1837		
C3	1100		
C4	1,100		
C5	1,837	Meraki Barre	Dance fitness
C6	2000		

42,886

43	x 1000
86	x2 (Required Stalls)

Equilibrium Personal Training Studio
1599 Superior Ave, Suite A.3
Costa Mesa, CA 92627
Andre dos Santos
Jennifer dos Santos
949.633.3519



MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 24215
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY ME-LWB DATE 9/21/12